

SAN ANTONIO PLANNING COMMISSION AGENDA

* September 8, 2004 *
2:00 P.M.

Susan M. Wright – Chairperson
James Darryl Byrd – Vice Chairperson
Murray H. Van Eman – Chairperson Pro Tem
Mitch E. Meyer

Cecilia Garcia
Robert Hanley
Amelia Hartman
Jose R. Limon
Dr. Francine S. Romero

Work session 1:15 P.M. “Tobin Conference Room”

- Briefing Agenda Items - Any of the attached items may be discussed. (D.S.D)
- Briefing on the Nogalitos/S. Zarzamora Community Plan

1. 2:00 P.M. - Call to Order, Board Room, Development and Business Service Center

2. Roll Call

3. **PUBLIC HEARINGS**

PLATS:

030509	Judson Crossing, Unit 2 (On the north side of Stahl Road, west of East Angelique)	10	519 A-5
040281	Texas Collision (On the west side of West Avenue, south of Nassau Drive)	1	482 A-3

Council District

Ferguson Map Grid

THE DEVELOPMENT AND BUSINESS SERVICE CENTER IS LOCATED AT 1901 SOUTH ALAMO AND IT IS WHEELCHAIR ACCESSIBLE. ACCESSIBLE PARKING SPACES IS LOCATED IN THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING 207-7245 VOICE/TDD.

*Plat numbers 010481 and after are subject to the new 2001 Unified Development Code process.

CONSENT AGENDA**PUBLIC HEARING FOR ITEMS 4 HELD ABOVE:**

- | | | | | |
|-----------|---------------|--|----------|----------------|
| 4. | 040281 | Texas Collision
(On the west side of West Avenue, south of Nassau Drive) | 1 | 482 A-3 |
|-----------|---------------|--|----------|----------------|
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PLATS:

- | | | | | |
|------------|---------------|---|------------|----------------------|
| 5. | 020428 | Cedar Creek South, Unit 2 (PUD)
(On the north and south sides of Arroyo Hondo Street, approximately 850' to Kyle Seale Parkway) | OCL | 513 B5&C5 |
| 6. | 020451 | Pachangas
(On the northside of Loop 1604, east of Sigma Road) | 9 | 517 A-2 |
| 7. | 030221 | Stoneoak, IV (RESCIND)
(On the south side of Stone Oak Parkway, 123.17' west of Knights Cross) | 9 | 482 E-7 |
| 8. | 040292 | Las Plazas, PUD
(On the south side of Stone Oak Parkway, 123.17' west of Knights Cross) | 9 | 482 E-7 |
| 9. | 040116 | Fox Grove, Unit 9
(On the south side of Evans Road, east of Dusty Canyon) | OCL | 484 E-5 |
| 10. | 040126 | Avenue Homes
(On the east side of Jung Road, 757.3' south of Knoll Creek) | 10 | 518 C-6 |
| 11. | 040336 | Westover Hills, Unit-24
(On the northwest side of Rogers Road, 1314.6' to the southeast curve return for the south R.O.W. line of Wiseman Blvd. and the northeast R.O.W. line of Rogers Road) | 6 | 578 D-6 |
| 12. | 040352 | Brycewood, Unit 3
(At the corner of Potranco Road and Tisbury Parkway) | OCL | 612 F-3 |

DEFERRALS:

- | | | | | |
|------------|---------------|---|----------|----------------|
| 13. | 040197 | Ashley Model Lots
(On the north side of Ashley Road, west of Heather Court) | 3 | 682 D-2 |
| 14. | 040231 | J.E.R.
(On the south side of Brimhall Road, west of Loop 1604) | 8 | 512 F-3 |

SPECIAL PROJECT:

15. **SP No. 1166** - Request for a license agreement to use City owned property within NCB 913 for the purpose of installing a four (4) inch conduit for a communication cable to serve the Comfort Inn Suites Alamo/Riverwalk site located at 120 Camaron Street and the San Fernando Community Centre in the 200 block of W. Commerce Street (Department of Asset Management)
16. **SP No. 1155** – Request for a six (6) foot-wide x 350-linear foot sanitary sewer easement (2,101 square feet) within an existing drainage easement adjacent to NCBs 17153, 17999 and 17800 (Department of Asset Management)

INDIVIDUAL CONSIDERATION**PLATS:**

- | | | | | |
|-----|-------------------|--|----------|----------------------|
| 17. | 000548 | Las Ventanas Townhomes, Unit-1 (time extension)
(On the north side of Camp Bullis Road, east of Luskey Place) | 8 | 513 F-2 |
| 18. | 030392 | Legend Hills, Unit-5 (variance)
(At the intersection of Singing Forest and Washita Way) | 8 | 514 A2&B2 |
| 19. | 040155 | Quail Creek, Unit III (resolution to terminate plat deferral)
(On the west side of Roy Lane, west of Heath Road) | 7 | 579 D-3 |
| 20. | 040171 | S & J Martinez (resolution to terminate plat deferral)
(On the south side of Sims Avenue, west of Interstate Highway 35 South) | 5 | 650 B-3 |
| 21. | PUD/04-016 | Creekside at Concord Park (PUD PLAN)
(At the intersection of Sigma Road and Sonterra Blvd.) | 9 | 516 F1&A1 |
| 22. | 040217 | Creekside @ Concord Park PUD (variance)
(On the north side of East Sonterra, at Meisner Road) | 9 | 516 F-1 |

OTHER ITEMS:

23. Public hearing and consideration of a resolution amending the Land Use Plan contained in the Northwest Community Plan, a component of the Master Plan of the City, by changing the use of approximately 4 acres located at Fenwood Street and Wellwood Street, more specifically described as legal descriptions NCB 15095 BLK LOT P-156C, NCB 15095 BLK LOT P-156, and NCB 15095 BLK LOT P-139A from Community Commercial land use to Medium Density Residential and Single Family Residential land uses. (Department of Planning)

24. Public hearing and consideration of a resolution amending the text in the Oakland Estates Neighborhood Plan Chapter III: Zoning and Land Use, Section A: Zoning, Paragraph 3 to read “The neighborhood understands that a common development pattern is for commercial and business activities to locate at the main intersections of arterial roads (i.e. commercial nodes) but understanding that a non-residential transitional zoning pattern may be established away from the commercial nodes that would support office districts. In the Oakland Estates Neighborhood, these types of “commercial nodes” with transitional zoning patterns are formed at the intersections of Prue-Babcock, Huebner-Babcock, Prue-Fredericksburg, and Huebner-Fredericksburg. If transitional zoning patterns are to be established adequate landscaping and design criteria are encouraged to preserve the country atmosphere of adjoining residential properties.” (Department of Planning)
25. Public Hearing and consideration regarding proposed amendments to the Unified Development Code:
 - Package A RID Related Amendments
 - Package B Administrative Responsibility Amendments
 - Package C Staff Initiated Amendments(Department of Development Services)
26. Vested Rights Permit # 04-04-098 Appeal for the Callaghan Evers Commercial Project Plan (Department of Development Services)
27. Citizens to be Heard.
28. Approval of the minutes for August 25, 2004
29. Director's report.
30. Questions and Discussion
31. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed.
32. **ADJOURNMENT**

PLANNING COMMISSION
PUBLIC HEARING WITH WRITTEN NOTIFICATION OF
REPLAT

AGENDA ITEM NO: 3A September 8, 2004

JUDSON CROSSING, UNIT 2
SUBDIVISION NAME

030509
PLAT #

COUNCIL DISTRICT: 10

FERGUSON MAP GRID: 519 A-5

OWNER: Showcase Custom Homes of Texas by Norman Unger

SURVEYOR: Gibbons Surveying & Mapping by Gary Gibbons

CASE MANAGER: J. Jay, Planner II

Location: On the north side of Stahl Road, west of East Angelique.

Services Available: SAWS Water and Sewer

Zoning: R-4 Single Family Residence District

Proposed Use: Single Family

APPLICANT'S PROPOSAL:

The applicant, Showcase Custom Homes of Texas, are proposing to replat 3 lots into 85 lots. The area to be replatted is described as lot 1, Block 2, NCB 17789; and lots 4 & 5, Block 1, NCB 17789, out of the Lamesa, Subdivision plat, as recorded in Volume 9508, Page 180

Two notices were mailed out to the owners within 200 feet of this site giving notice of this proposed replat. Any responses will be reported at the public hearing.

If the owners of 20% or more of the area in the preceding plat within 200 feet of the property proposed to be replatted file written protest with the Planning Commission, approval of the proposed replat require three-fourths affirmative vote of the Planning Commission provided the replat involves a variance. This proposed plat does not involve a variance.

PLANNING COMMISSION
PUBLIC HEARING & CONSIDERTATION OF REPLAT

AGENDA ITEM NO: 4 September 8, 2004

TEXAS COLLISION
SUBDIVISION NAME

MAJOR PLAT

040281
PLAT #

COUNCIL DISTRICT: 1

FERGUSON MAP GRID: 582 A-3

OWNER: Minh Tran

SURVEYOR: Ruiz & Associates, by Ramon M. Ruiz

CASE MANAGER: J. Jay, Planner II

Date filed with Planning Commission: August 19, 2004

Location: On the west side of West Avenue, south of Nassau Drive.

Services Available: SAWS Water and Sewer

Zoning: C-2 Commercial District

Proposed Use: Collision Repair Shop

Major Thoroughfare: West Avenue is a secondary arterial, Type B, minimum R.O.W. 70 feet.

APPLICANT'S PROPOSAL:

To plat **1 non-single** family lot consisting of **0.679** acres previously a portion of 1 lot.

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
REPLAT AND SUBDIVISION PLAT**

AGENDA ITEM NO: 5 September 8, 2004

CEDAR CREEK SOUTH, UNIT 2 (PUD) MAJOR PLAT
020428

SUBDIVISION NAME

PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 513 B-5 & C-5

OWNER: Laredo Sonoma Ranch, Ltd., by A. Bradford Galo

ENGINEER: Pape-Dawson Engineers Inc., by Rick Wood

CASE MANAGER: Roland Trevino, Planner II

Date filed with Planning Commission: August 24, 2004

Location: On the north and south sides of Arroyo Hondo Street, approximately
850' to Kyle Seale Parkway

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:

P.U.D. # 02-014A, Cedar Creek South was approved on June 9, 2004

Proposed Use: Single-Family Residential

APPLICANT'S PROPOSAL:

To plat **165** single family lots with **8,515** linear feet of private streets
consisting of **57.32** acres

DISCUSSION:

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Studies Office of San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site.

This plat meets all of the requirements for development over the recharge zone.

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
REPLAT & SUBDIVISION**

AGENDA ITEM NO: 6 September 8, 2004

PACHANGAS
SUBDIVISION NAME

MINOR PLAT

020451
PLAT #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 517 A-2

OWNER: La Promenade, by Dwight Lieb

ENGINEER: Pape Dawson Engineers. by Dennis R. Rion, P.E.

CASE MANAGER: Luz Gonzalez, Planner II

Date filed with Planning Commission: August 24, 2004

Location: On the northside of Loop 1604, east of Sigma Road.

Services Available: SAWS Water and Sewer

Zoning: C-2 ERZD Commercial District, Edwards Recharge Zone District

Plat is in accordance with:

MDP/POADP #173, Metropolitan Business Park was approved on May 6, 1985.

Proposed Use: Restaurant

Major Thoroughfare: Loop 1604 is an expressway.

APPLICANT'S PROPOSAL:

To plat **1 non**-single family lot consisting of **4.837** acres.

DISCUSSION:

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Studies Office of San Antonio Water Systems, as indicated in the attached report. No significant recharge features were

observed on this site. This plat meets all of the requirements for development over the recharge zone.

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
RESCIND PLAT APPROVAL**

AGENDA ITEM NO: 7 September 8, 2004

STONEOAK, IV
SUBDIVISION NAME

030221
PLAT #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 482 E-7

OWNER: Newport American Financial Corp., by John Kennington

ENGINEER: Rosin-Johnson, Inc., by Roy R. Rosin, P.E.

CASE MANAGER: Luz M. Gonzales, Planner II

Location: On the south side of Stone Oak Parkway, 123.17 west of Knights Cross

APPLICANT'S PROPOSAL:

Applicant is requesting that the Director approval previously granted on November 20, 2003 be rescinded.

DISCUSSION:

The applicant is proposing to redesign the previous approval. This plat was previously approved as a four (4) **non**-single family lot conventional subdivision. The new lot layout consists of an eight (8) **non**-single family lot Planned Unit Development subdivision, and is the subsequent item on the agenda.

STAFF RECOMMENDATION:

Approval.

**PLANNING COMMISSION
REPLAT & SUBDIVISION PLAT**

AGENDA ITEM NO: 8 September 8, 2004

LAS PLAZAS, PUD
SUBDIVISION NAME

MAJOR PLAT

040292
PLAT #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 482 E-7

OWNER: Alcar Construction Services, LLC, by Carlos Fis Menache

ENGINEER: Rosin-Johnson, Inc., by Roy R. Rosin, P.E.

CASE MANAGER: Luz M. Gonzales, Planner II

Date filed with Planning Commission: August 23, 2004

Location: On the south side of Stone Oak Parkway, 123.17 west of Knights Cross

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: C-2 PUD ERZD Commercial District
Planned Unit Development
Edwards Recharge Zone District

Plat is in accordance with:

P.O.A.D.P./M. D. P. # 355, Stone Oak Master Plan, approved on 12/93

P.U.D. # 04-015, Las Plazas, approved on 6-9-04

Proposed Use: Office Buildings

Major Thoroughfare: Stone Oak Parkway is a secondary arterial, Type A,
minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat **8 non-single** family lots with **773** linear feet of private streets,
all consisting of **3.86** acres.

DISCUSSION:

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Studies Office of San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site.

This plat meets all of the requirements for development over the recharge zone.

STAFF RECOMMENDATION:

Approval.

**PLANNING COMMISSION
SUBDIVISION PLAT**

AGENDA ITEM NO: 9 September 8, 2004

FOX GROVE, UNIT 9
SUBDIVISION NAME

MAJOR PLAT

040116
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: **484 E-5**

OWNER: KB Home Lone Star, L.P., by Joseph C. Hernandez

ENGINEER: Vickrey & Associates, Inc., by Frederick J. McNealy, P.E.

CASE MANAGER: Luz M. Gonzales, Planner II

Date filed with Planning Commission: August 23, 2004

Location: On the south side of Evans Road, east of Dusty Canyon

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:

P.O.A.D.P./M. D. P. # 705, Evans/Ackermann Tract, approved on 4/16/04

Proposed Use: Single Family Residential

Major Thoroughfare: **Evans Road** is a primary arterial, Type A, minimum R.O.W. **120** feet.

APPLICANT'S PROPOSAL:

To plat **6** single family lots, **1 non-single** family lot (open space) with **450** linear feet of public streets, all consisting of **2.254** acres.

DISCUSSION:

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Studies Office of San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site.

This plat meets all of the requirements for development over the recharge zone.

STAFF RECOMMENDATION:

Approval.

**PLANNING COMMISSION
REPLAT & SUBDIVISION PLAT**

AGENDA ITEM NO: **10** September 8, 2004

AVENUE HOMES
SUBDIVISION NAME

MAJOR PLAT

040126
PLAT #

COUNCIL DISTRICT: 10

FERGUSON MAP GRID: 518 C-6

OWNER: BBB SA One, Ltd., by Ruben Bravo

ENGINEER: Macina, Bose, Copeland & Associates, Inc., by Robert A. Liesman

CASE MANAGER: Luz M. Gonzales, Planner II

Date filed with Planning Commission: August 24, 2004

Location: On the east side of Jung Road, 757.3' south of Knoll Creek

Services Available: SAWS Water and Sewer

Zoning: R-6 Residential Single Family District

Proposed Use: Single Family Residential

APPLICANT'S PROPOSAL:

To plat **42** single family lots with **1,300** linear feet of public streets, all consisting of **11.9998** acres.

STAFF RECOMMENDATION:

Approval.

**PLANNING COMMISSION
SUBDIVISION PLAT**

AGENDA ITEM NO: **11** September 8, 2004

WESTOVER HILLS, UNIT-24
SUBDIVISION NAME

MAJOR PLAT

040336
PLAT #

COUNCIL DISTRICT: 6

FERGUSON MAP GRID: 578 D-6

OWNER: Westover Hills Development Partners, L.P., by Charles Martin Wender

ENGINEER: Pape-Dawson Engineers, Inc., by Dennis Rion

CASE MANAGER: Roland Trevino, Planner II

Date filed with Planning Commission: August 24, 2004

Location: On the northwest side of Rogers Road, 1314.6' to the southeast curve return for the south R.O.W. line of Wiseman Blvd. and the northeast R.O.W. line of Rogers Road

Services Available: SAWS Water and Sewer

Zoning: C-2 Commercial District

Plat is in accordance with:

POADP/MDP #110, Westover Hills was approved on May 17, 1991

Proposed Use: Call Center/Office

Major Thoroughfare: **Rogers Road** is a Secondary Arterial, Type A, minimum R.O.W. **86** feet

APPLICANT'S PROPOSAL:

To plat **1 non-single** family lot consisting of **8.942** acres

DISCUSSION:

Approval

**PLANNING COMMISSION
SUBDIVISION PLAT**

AGENDA ITEM NO: **12** September 8, 2004

BRYCEWOOD, UNIT 3
SUBDIVISION NAME

MAJOR PLAT

040352
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 612 F-3

OWNER: Pulte Homes of Texas, L.P., by Christopher Lindhorst

ENGINEER: Carter & Burgess, Inc., by Paul Ryan Messerli, P.E.

CASE MANAGER: Luz M. Gonzales, Planner II

Date filed with Planning Commission: August 23, 2004

Location: At the corner of Potranco Road and Tisbury Pkwy

Services Available: SAWS Water and Sewer

Zoning: R-5 Residential Single Family District

Plat is in accordance with:

P.O.A.D.P./M. D. P. # 366-A, Brycewood, approved on 2-13-03

Proposed Use: Single-Family Residential

Major Thoroughfare: Potranco Road is a primary arterial, Type A, minimum R.O.W. 120 feet.

APPLICANT'S PROPOSAL:

To plat **89** single family lots with **2,263** linear feet of private streets, all consisting of **14.68** acres.

STAFF RECOMMENDATION:

Approval.

**PLANNING COMMISSION
PLAT DEFERRAL APPEAL**

AGENDA ITEM NO: 13 September 8, 2004

ASHLEY MODEL LOTS
SUBDIVISION NAME:

040197
PLAT #:

COUNCIL DISTRICT: 3

FERGUSON MAP GRID: 682 D-2

OWNER: Community Development L.P., by Allen M. Ghormley

ENGINEER: Brown Engineering, by J. Steve Brown

CASE MANAGER: Mark Celestino, Planner I

Location: On the north side of Ashley Road, west of Heather Court

Plat status: Plat deferral was approved on March 10, 2004

APPLICANT'S REQUEST:

Applicant is requesting an additional 120 day extension to the plat deferral process to resolve platting/financial issues. The applicant states that a plat covering the proposed lots has been submitted and approved (Kingsborough Village Unit 1, plat no. 040337); however, financing was delayed due to drainage issues raised during the platting process. It is anticipated that financing should be completed within the next sixty (60) days and recording of the Unit 1 plat will occur in December 2004 or January 2005. The applicant further asserts that the model home construction must begin this fall prior to recording the Unit 1 plat, thus, creating the need for a plat deferral time extension.

DISCUSSION:

March 10, 2004	The Planning Commission approved the plat deferral.
July 23, 2004	The engineer and applicant were notified by certified mail that the plat deferral was about to expire.
July 27, 2004	The applicant signed the receipt for the certified mail.
July 27, 2004	The engineer signed the receipt for the certified mail.

August 20, 2004 The applicant submitted a time extension request for the plat deferral.

September 6, 2004 The plat deferral expired.

STAFF RECOMMENDATION:

Staff has evaluated the request and recommends that the Planning Commission approve the appeal to extend the time for an additional 120 days. The extension is to commence on the initial 180-day deferral end date.

Staff recommends approval of the appeal for the following reasons:

- The basis of the applicant's appeal is not a self-created hardship and the request was submitted in a timely manner; in addition, the applicant/engineer has been actively pursuing plat review.
- Project engineer has assured staff that the required plat file will be completed within the extended time.

**PLANNING COMMISSION
PLAT DEFERRAL**

AGENDA ITEM NO: **14** September 8, 2004

J.E.R.

MINOR PLAT

040231

SUBDIVISION NAME:

PLAT #:

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 512 F-3

OWNER: J.E.R. Properties, Ltd., by Jane Lapinski-Fornal

ENGINEER: Ruiz and Associates, Inc., by Ramon Ruiz

CASE MANAGER: David Stallworth, Planner II

Location: On the south side of Brimhall Road, west of Loop 1604

Zoning: C-3, Commercial

Proposed use: Hotel

APPLICANT'S PROPOSAL:

To plat **one (1) non**-single-family lot consisting of **2.0785** acres

DISCUSSION:

Proposal: The current plat application is set to expire on March 8, 2006. The applicant is requesting temporary utility service and building permits in accordance with section 35-440 of the UDC to construct a hotel. Tight financing and contractual schedules obligate the applicant to begin construction on or before September 15, 2004.

STAFF RECOMMENDATION:

The Director of Development Services recommends approval of the plat deferral with the following conditions:

1. No permanent utility service or certificate of occupancy shall be issued until the plat is approved and recorded in the office of the County Clerk.
2. The plat is formally filed within 180 days of this action and considered by the Planning Commission within 30 days of a formal plat filing.
3. If no utility service or certificate of occupancy is issued within 180 days, plat filing fees will not be refunded and the plat deferral requests shall become null and void.

**PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION**

AGENDA ITEM NO: 17 September 8, 2004

LAS VENTANAS TOWNHOMES, UNIT-1
SUBDIVISION NAME

000548
PLAT #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 513 F-2

OWNER: Peter Schinker

ENGINEER: Pape Dawson Engineers, Inc., by Dennis R. Rion

CASE MANAGER: Roland Trevino, Planner II

Location: On the north side of Camp Bullis Road, east of Luskey Place

Plat status: Plat was approved August 8, 2001 and is unrecorded

APPLICANT'S REQUEST:

Applicant is requesting a one (1) year time extension for completion of required site improvements

DISCUSSION:

Development Services Engineering and San Antonio Water Systems report that 85% of the street, drainage, sewer, and 90% of water improvements are completed. Construction of this project, which involves:

- Retaining wall structures
- Drainage channels and culvert structures
- Water distribution system
- Sanitary sewer system
- Curb and flexible base material
- City public service electric facilities
- Water quality basin

began shortly after plat approval. Existing topography and the difficult nature of the proposed work has extended construction of this project beyond anticipated schedules. In addition, a redline amending plat is

necessary to change the subdivision plat to match field conditions. The developer of this property is requesting an additional 1-year time extension of the plat in order to resolve this issue.

STAFF RECOMMENDATION:

The Director of Development Services recommends approval of a one (1) year time extension for the following reasons:

- The Department of Development Services Engineering nor SAWS has no objection to the granting of a one year time extension
- Property is vacant
- Plat recording is pending completion of site improvements or posting of a guarantee. Additionally, no building permits will be issued until recording occurs
- Efforts are underway to complete the required improvements

**PLANNING COMMISSION
SUBDIVISION PLAT**

AGENDA ITEM NO: **18** September 8, 2004

LEGEND HILLS, UNIT-5
SUBDIVISION NAME

MAJOR PLAT

030392
PLAT #

COUNCIL DISTRICT: 8

FERGUSON MAP GRID: 514 A-2 & B-2

OWNER: Medallion Homes Ltd., by William M. Worth

ENGINEER: Pape-Dawson Engineers, Inc., by Jon Adame

CASE MANAGER: Roland Trevino, Planner II

Date filed with Planning Commission: August 23, 2004

Location: At the intersection of Singing Forest and Washita Way

Services Available: SAWS Water and Sewer

Zoning: R-6 Residential Single-Family District
ERZD Edwards Recharge Zone District

Plat is in accordance with:

POADP/MDP #64, Crownridge of Texas was approved on April 14, 1995

Proposed Use: Single-Family Residential

APPLICANT'S PROPOSAL:

To plat **45** single family lots with **1800** linear feet of public streets
consisting of **15.96** acres

DISCUSSION:

The Department of Development Services has cited: Section 35-506(d)(2) of the UDC regarding Vertical Curvature. The applicants engineer has submitted a request for variance to the requirement.

Due to the natural slope of the land, the minimum K-value for two sag curves were not obtainable on Washita Way. Cuts and fills of up to ten feet have been proposed. To obtain the prescribed K-value would result in massive fills beyond those already designed, affect drainage to the curb inlet, and render the adjacent lots unusable. To reduce speeds through the vertical curves, two speed humps have been proposed and placed on the construction plans, as well as placement of six streetlights to illuminate the sag vertical curves, which will not adversely affect the safety of the public. Development Services Department has no objection to the granting of the variance as indicated in their attached report.

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Studies Office of San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site.

This plat meets all of the requirements for development over the recharge zone.

STAFF RECOMMENDATION:

Staff has reviewed the proposed plat and found it in conformance with the Unified Development Code with exception to the above-mentioned variance. With regards to the variance, staff does concur with the applicant's justification, therefore the Director of Development Services recommends approval of the variance and plat.

Resolution No. _____

Authorizing the termination of electric service and the
revocation of building permits pending plat approval and recording of the

Quail Creek, Unit III Subdivision, Plat # 040155

in connection with a previously approved deferral.

Whereas, the quality of development within the City of San Antonio and its extra-territorial jurisdiction is, in large measure, dependent upon the quality of the subdivision regulations and their effective administration, and;

Whereas, the Planning Commission is empowered by the City Charter to prepare, adopt, and administer rules and regulations pertinent to the platting of subdivisions, and;

Whereas, Section 35-434 of the Unified Development Code authorizes the Planning Commission to grant a deferral to allow the issuance of building permits and temporary utility service prior to plat approval and recording of four or fewer lots, and;

Whereas, the Commission approved a deferral for the Quail Creek, Unit III subdivision, plat number 040155 on February 25, 2004, and;

Whereas, the time which the platting requirement may be deferred shall normally not exceed 180 days from the date of approval, and;

Whereas, the City of San Antonio has given the required 45-day advanced notice to both Alfred Medellin and the project manager, Wilkie Surveying, Inc., via certified mail that the time in which to file the required plat would expire on August 23, 2004 and failure to comply could result in termination of service and revocation of building permits, and;

Whereas, the applicant has not filed an appeal to the termination of temporary utility service; revocation of the building permit or met the 180-day deferral condition, now therefore;

Be it resolved by the Planning Commission to direct the staff to terminate temporary utility service and revoke building permit(s) pending plat approval and recording of such plat with the Bexar County Clerk's office.

Passed and approved this _____ day of _____, 2004.

Approved:

Attest:

Susan Wright
Chairperson

Roderick J. Sanchez
Executive Secretary

Resolution No. _____

Authorizing the termination of electric service and the
revocation of building permits pending plat approval and recording of the
S & J Martinez Subdivision, Plat # 040171
in connection with a previously approved deferral.

Whereas, the quality of development within the City of San Antonio and its extra-territorial jurisdiction is, in large measure, dependent upon the quality of the subdivision regulations and their effective administration, and;

Whereas, the Planning Commission is empowered by the City Charter to prepare, adopt, and administer rules and regulations pertinent to the platting of subdivisions, and;

Whereas, Section 35-434 of the Unified Development Code authorizes the Planning Commission to grant a deferral to allow the issuance of building permits and temporary utility service prior to plat approval and recording of four or fewer lots, and;

Whereas, the Commission approved a deferral for the S & J Martinez subdivision, plat number 040171 on February 25, 2004, and;

Whereas, the time which the platting requirement may be deferred shall normally not exceed 180 days from the date of approval, and;

Whereas, the City of San Antonio has given the required 45-day advanced notice to both Juanita Martinez and the project manager, South Central Surveyors, via certified mail that the time in which to file the required plat would expire on August 23, 2004 and failure to comply could result in termination of service and revocation of building permits, and;

Whereas, the applicant has not filed an appeal to the termination of temporary utility service; revocation of the building permit or met the 180-day deferral condition, now therefore;

Be it resolved by the Planning Commission to direct the staff to terminate temporary utility service and revoke building permit(s) pending plat approval and recording of such plat with the Bexar County Clerk's office.

Passed and approved this _____ day of _____, 2004.

Approved:

Attest:

Susan Wright
Chairperson

Roderick J. Sanchez
Executive Secretary

PLANNING COMMISSION

Planned Unit Development

AGENDA ITEM NO: **21** September 8, 2004

CREEKSIDE AT CONCORD PARK

PUD PLAN NAME

04-016

PLAN #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 516 F1, 516 A1

OWNER: Concord Corporation by William T. Ellis

ENGINEER: Pape-Dawson Engineers, Inc. Matt Johnson, P.E.

CASE MANAGER: Robert Lombrano, Planner II

Location: The property is located at the intersection of Sigma Rd. and Sonterra Blvd on Sonterra Blvd

Zoning: PUD C-2, ERZD

Land Use: Planned Unit Development, Commercial District, Edwards Recharge Zone District

APPLICANT'S PROPOSAL:

- To plan 11 Commercial Lots
- At a density of .74 units per acre
- With an open space ratio of 58.77%
- And approximately 1,452.38 linear feet of private streets
- The property has less than 125 units, therefore UDC section 35-506 (e)(1) Connectivity Ratios Does not apply.

DISCUSSION:

PUD is in conformance with POADP/MDP # 698, The Villages of Sonterra, approved 02/28/2001. This is a Commercial Development therefore Section 35-503 Park/Open Space Standards, Table 503-1 column indicates (N/A).

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
REPLAT & SUBDIVISION**

AGENDA ITEM NO: 22 September 8, 2004

CREEKSIDE @
CONCORD PARK PUD
SUBDIVISION NAME

MAJOR PLAT

040217
PLAT #

COUNCIL DISTRICT: 9

FERGUSON MAP GRID: 516 F-1

OWNER: Concord Property Corporation, by William T. Ellis, President

ENGINEER: Pape Dawson Engineers by Brice Moczygemba

CASE MANAGER: J. Jay, Planner II

Date filed with Planning Commission: August 24, 2004

Location: On the north side of East Sonterra, at Meisner Road.

Services Available: SAWS Water and Sewer

Zoning: C-2 Commercial District
ERZD Edwards Recharge Zone District
PUD Planned Unit Development

Plat is in accordance with:

MDP/POADP #698, Villages of Sonterra was approved on February 28, 2001.
PUD #04-016, Creekside at Concord will be considered in conjunction with the plat.

Proposed Use: Commercial

APPLICANT'S PROPOSAL:

To plat **10 non-single family lots** with **1,452.39** linear feet of private streets consisting of **17.19** acres.

DISCUSSION:

The Department of Development Services has cited: Section 35-506(d)(1)(Table 506-3) of the UDC regarding the K factor, pavement width and centerline radius standards. The applicants engineer has submitted a request for variance to the requirement. The terrain in area has already been established by an existing CPS high voltage transmission lines. Traffic calming devise and the anticipation of relatively low traffic will offset the need for additional pavement, while minimizing tree removal over the Edwards Aquifer Recharge Zone. The Development Services Department, Engineering has no objection to the granting of the variance as indicated in their attached report.

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Studies Office of San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site. This plat meets all of the requirements for development over the recharge zone.

STAFF RECOMMENDATION:

Staff has reviewed the proposed plat and found it in conformance with the Unified Development Code with exception to the above mentioned variance. With regards to the variance, staff does concur with the applicant's justification, therefore the Director of Development Services recommends approval of the variance and plat.